

**SAN ANTONIO HISTORIC AND DESIGN REVIEW COMMISSION  
OFFICIAL MINUTES  
MAY 21, 2014**

- The Historic and Design Review Commission of the City of San Antonio met in session at 3:00 P.M., in the Board Room, Development and Business Services Center, 1901 S. Alamo
- The meeting was called to order by Commissioner Cone, Chair, and the roll was called by the Secretary.

**PRESENT: Cone, Laffoon, Guarino, Zuniga, Salas, Shafer, Feldman**

**ABSENT: Judson, Valenzuela, Connor, Rodriguez**

- Chairman's Statement
- Citizens to be heard
- Announcements

The Commission then considered the Consent Agenda which consisted of:

- |                       |                       |
|-----------------------|-----------------------|
| 1. Case No. 2014-167  | 1532 E. Commerce      |
| 2. Case No. 2014-169  | 2602 N. Flores        |
| 3. Case No. 2014-166  | 218 Sweet             |
| 4. Case No. 2014-170  | 5640 Lakefront        |
| 5. Case No. 2014-163  | 454 Donaldson         |
| 6. Case No. 2014-160  | 106 Alamo Plaza       |
| 7. Case No. 2014-171  | 120 W. Summit         |
| 8. Case No. 2014-161  | 119 W. Grayson        |
| 9. Case No. 2014-146  | 108 N. Medina         |
| 10. Case No. 2014-081 | 100 Auditorium Circle |
| 11. Case No. 2014-157 | 405 W. French Pl.     |

Item 1 was pulled from the Consent Agenda to be heard under Individual Consideration.

Item 2 was withdrawn per the applicant.

**COMMISSION ACTION:**

The motion was made by Commissioner Guarino and seconded by Commissioner Laffoon to approve the remaining cases on the Consent Agenda based staff recommendations.

**AYES: Cone, Laffoon, Guarino, Zuniga, Salas, Shafer, Feldman**

**NAYS: None**

**THE MOTION CARRIED.**

**1. HDRC NO. 2014-167**

Applicant: Office of Historic Preservation

Address: 1532 E. Commerce

The applicant is requesting a Finding of Historic Significance for the property at 1532 E. Commerce. This structure was built c.1899 for Albert Grona. It has a brick exterior with a decorative parapet roof, central front double doors and a single, arched window on either side of the entrance.

**FINDINGS:**

- a. The structure at 1532 E. Commerce first appears on the 1904 Sanborn map.

- b. This structure exemplifies late 19th/early 20th century, small-scale commercial structures on E. Commerce Street which was once a thriving commercial corridor. This building is significant as a remnant of this corridor.
- c. This property meets more than the three required criteria for landmark designation (cited above), as per UDC Section 35-607(b).

**RECOMMENDATION:**

Staff recommends approval of a Finding of Historic Significance for the property at 1532 E. Commerce based on findings a-c.

**COMMISSION ACTION:**

The motion was made by Commissioner Shafer and seconded by Commissioner Guarino to approve a finding of Historic Significance for the property at 1532 E. Commerce based on findings a through c.

**AYES:** Cone, Laffoon, Guarino, Zuniga, Salas, Shafer, Feldman

**NAYS:** None

**THE MOTION CARRIED.**

**12. HDRC NO. 2014-164**

Applicant: Seth Teel

Address: 602 E. Locust

The applicant is requesting a Certificate of Appropriateness for approval to:

1. Remove existing damaged wood siding and use remaining original siding to cover the north, east and west sides of the building. The south elevation, which faces the rear of the property, is proposed to be sided with hardie fiber cement lap siding, with the smooth side facing out.
2. Replace the existing standing seam metal roof with a new standing seam metal roof.
3. Replace the existing front porch, installing new wood posts and a wood porch floor with a similar footprint to the existing concrete porch. The existing front door will be relocated to a projecting front bay. The proposed door will be wood and will have three rectangular lights at the top.
4. Install a new wood door on the west side of the building where a door previously existed.
5. Replace all windows on the structure with new aluminum windows. The existing openings are boarded up. Some of the original wood one-over-one windows remain in place, but are deteriorated. The applicant proposes to install new aluminum windows that maintain the same configuration and dimensions as the existing.
6. Replace the existing front chain link fence with a new 4 foot wood and wire fence.
7. Landscape the front yard with native and adaptive plants.
8. Install two driveways—one on the east side and one on the south side of the property. Both driveways are proposed to be decomposed granite. The proposed driveways will connect to existing curb cuts and concrete aprons on Locust and Kendall Streets.
9. Construct two single-car carports. One will be located on the southeast corner of the property and one will be located at the rear of the home on the southwest corner. The proposed carports will be wood framed with flat metal roofs. They will be approximately 9' in height, 20' deep and 10' wide.

10. Historic Tax Certification.

**FINDINGS:**

- a. The home at 602 E. Locust is Folk Victorian in style with simplified detailing. It appears on the 1912-1951 Sanborn map. At that time, it seems that the structure was a single family home with an accessory building at the southeast corner of the property.
- b. Staff performed a site visit to the property on May 13, 2014. At that time, staff concurred that this home is in need of substantial rehabilitation and staff commends the applicant for undertaking this project. The property has been modified from its original appearance. A portion of the front porch was enclosed and what was presumably a wooden porch was replaced with a concrete porch and wood posts. Doors and windows have been moved over the years and the structure was divided into a duplex and then a triplex. The proposal to return the structure to a single family residence is appropriate and consistent with the Secretary of the Interior's Standards for Rehabilitation number 1.
- c. The applicant has met all the requirements for Historic Tax Certification outlined in UDC Section 35-618 and has provided evidence to that effect to the Historic Preservation Officer.
- d. Staff finds that while removing damaged wood siding and relocating the remaining original wood siding to the front and sides of the structure is appropriate, the rear façade should also be sided in wood, consistent with the Guidelines for Exterior Maintenance and Alterations, Section 1.B.ii, which does not recommend introducing Hardiboard as a replacement for wood siding.
- e. Replacing the existing standing seam metal roof with a new standing seam metal roof is appropriate and consistent with the Guidelines for Exterior Maintenance and Alterations, Section 3.B.vi, provided the new roof does not incorporate a ridge cap vent and complies with the Checklist for Metal Roofs.
- f. While the existing porch maintains a footprint consistent with what appears on the 1912-1951 Sanborn map, it is not original to the structure. In the absence of historic photographs indicating what the original porch looked like, the proposal to replace the concrete porch with a wood porch with simple wood posts is appropriate for the style of the home and consistent with the Guidelines for Exterior Maintenance and Alterations, Section 7.B.v.
- g. Due to the alterations that have occurred to the front of the home including a front addition and modification of the porch and a front-facing, projecting bay, it is difficult to know exactly what the original configuration of this façade of the home was. There is an existing door opening at the front of the existing projecting bay. Although this is likely not the original location of the front door, staff finds that placing a door here will not require additional modification to historic materials.
- h. The proposed new front and side doors, while simple in design and appropriate in terms of material, are Craftsman in style. Doors more in keeping with the Folk Victorian style of the home should be used.
- i. Reopening an existing door opening on the west side of the building will not require additional modification of historic materials and, while visible from the public right-of-way, will not have a significant impact on the primary elevation of the home, consistent with the Guidelines for Exterior Maintenance and Alterations, Sections 6.A.i and 6.B.ii.
- j. While the existing windows are in poor condition, staff finds that if they cannot be restored, replacement windows should be wood or wood clad, rather than aluminum, to try to maintain the same profile, dimensions and configuration as the existing, consistent with the Guidelines for Exterior Maintenance and Alterations, Section 6.B.iv.
- k. Currently, there is a front yard chain link fence at this property. The proposed 4 foot wood frame and wire fence is a more appropriate material, consistent with the Guidelines for Site Elements, Section 2.B.v.
- l. Front yard fences are not common in the Tobin Hill Historic District. There are, however, existing front yard fences on properties directly adjacent to this home.
- m. Planting native and adaptive plants on this property is appropriate provided the new plantings are consistent with the Guidelines for Site Elements, Section 3.A, particularly in terms of a varied plant palette which does not obscure views of the historic structure.

n. The proposed new driveways, which connect to existing curb cuts, will not require significant alteration of the site. Decomposed granite, as proposed for the driveway surfaces, is appropriate and consistent with the Guidelines for Site Elements, Section 5.B.i.

o. The proposed carport at the southeast corner of the property is located approximately where the original accessory structure stood, according to Sanborn maps.

p. The proposed carports are minimal in terms of design and will not be visually dominant elements on the site or draw attention from the main house, consistent with the Guidelines for New Construction, Section 5.A.i.

q. The proposed second carport, while not typical for a single family home, would be visually subordinate to the principal structure and located at the rear of the home, consistent with the Guidelines for New Construction, Section 5.B.

r. Pushing the second carport further back from Kendall Street towards the southeast corner of the property would help relate the two carports to each other and avoid overdeveloping the site.

#### **RECOMMENDATION:**

1. Staff recommends approval based on finding d with the stipulation that wood siding be used on the rear façade rather than Hardiboard.

2. Staff recommends approval as submitted based on finding e.

3. Staff recommends approval based on findings f and g with the stipulation that a door more consistent with the style of the home be used based on finding h.

4. Staff recommends approval based on finding i with the stipulation that a door more consistent with the style of the home be used based on finding h.

5. Staff does not recommend approval as submitted based on finding j. Staff recommends that, if the existing windows are deteriorated beyond repair, they be replaced in kind or with an appropriate wood clad alternative.

6. Staff recommends approval based on finding k.

7. Staff recommends approval with the stipulation that the plantings are consistent with existing guidelines based on finding m.

8. Staff recommends approval as submitted based on finding n.

9. Staff recommends approval based on findings o-q with the stipulation that the second carport be located further from Kendall Street and closer to the first carport based on finding r.

10. Staff recommends approval as submitted based on findings b and c.

#### **COMMISSION ACTION:**

The motion was made by Commissioner Guarino and seconded by Commissioner Feldman to approve with staff recommendations 1) wood siding be used on the rear façade rather than Hardiboard 2) a door more consistent with the style of the home be used and 3) applicant must return with a landscape plan.

**AYES:** Cone, Laffoon, Guarino, Zuniga, Salas, Shafer, Feldman

**NAYS:** None

**THE MOTION CARRIED.**

**13. HDRC NO. 2014-172**

Applicant: Lee Imbimbo – Michael Imbimbo, Inc.

Address: 215 San Saba

The applicant is requesting a Certificate of Appropriateness for approval to:

Construct a new CST Corner Store (No. 1079) with gasoline sales.

**RECOMMENDATION:**

Staff recommends approval with conditions (1) through (15); condition (16) should be strongly considered.

**COMMISSION ACTION:**

The motion was made by Commissioner Guarino and seconded by Commissioner Feldman to grant denial.

**AYES:** Cone, Guarino, Zuniga, Salas, Shafer, Feldman

**NAYS:** None

**RECUSED:** Laffoon

**THE MOTION CARRIED.**

**14. HDRC NO. 2014-158**

Applicant: Doug Hair

Address: 227 W. Lullwood

The applicant is requesting a Certificate of Appropriateness for approval to:

Replace the existing grass in the right-of-way (between the city sidewalk and the street) in front of the home with flagstone pavers and central planters containing knockout roses.

**FINDINGS:**

a. It is not recommended in the Guidelines for Site Elements, Section 4.A to replace grass with hardscape where not historically found. This block of W. Lullwood has very uniform planting strips, with grass. The proposed hardscape and planter boxes will alter the streetscape.

b. While the proposed installation of flagstone pavers and planters will decrease the amount of water and maintenance required in this part of the landscape at 227 W Lullwood, staff finds that incorporating low, drought-tolerant plants into the flagstone area would be more appropriate.

c. Knockout roses can grow to a height of approximately 4 feet. Locating them as proposed will alter the character of the streetscape which is not consistent with the Guidelines for Site Elements, Section 4.A.iii. Staff finds that incorporating lower plantings would be more appropriate.

**RECOMMENDATION:**

Staff does not recommend approval as submitted based on findings a and b. If flagstone pavers are approved, staff recommends that low plantings be incorporated into the design throughout the planting strips based on finding c.

**COMMISSION ACTION:**

The motion was made by Commissioner Guarino and seconded by Commissioner Laffoon to grant denial of the applicants request based on findings a and b.

**AYES: Cone, Laffoon, Guarino, Zuniga, Salas, Shafer, Feldman**

**NAYS: None**

**THE MOTION CARRIED.**

**15. HDRC NO. 2014-159**

Applicant: Facility Solutions Group, Nick Harris

Address: 205 E. Houston

Withdrawn per the applicant.

**16. HDRC NO. 2014-162**

Applicant: Thomas Araiza

Address: 1303 S. St. Mary's

The applicant is requesting a Certificate of Appropriateness for approval to:

1. Install one (1) internally-illuminated, wall-mounted channel letter sign displaying the text "Woody's Wireless" as well as two vendor logos;
2. Install two (2) coroplast signs on the front of the building advertising services provided at the business. Each banner measures approximately 6.5' x 2';
3. Display one (1) additional 3' x 6' banner over a window in the front of the building advertising services provided at the business; and
4. Implement two (2) vinyl coverings on the front doors with listed services, images and incidental signage including hours of operation.

**FINDINGS:**

- a. The commercial storefront at 1303 S St. Mary's is a non-contributing addition to the front of a single-family residence. The installation of a wall sign will not have a negative impact to any historic structure.
- b. The proposed wall sign requested in item 1 is consistent with the Guidelines for Signage 1.A and 1.C in terms of scale and location.
- c. The proposed wall sign is not consistent with the Guidelines for Signage 3.C.iv. as an internally-illuminated channel letter sign. Typically, internal illumination is not an appropriate lighting method for signs in historic districts. However, staff finds that South St. Mary's is a commercial corridor on the edge of the King William District and that many other business along this street have internally-illuminated wall signs similar to the one requested in item 1.
- d. In accordance with the Guidelines for Signage 1.F.i., only signs which identify a business or services are allowed within the historic district. Vendor logos and similar signage which does not identify the actual business at this location should be eliminated from the design.



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e. While a list of services provided by the business at this location may be appropriate for some signs, staff finds that the overall number of signs should remain consistent with the Guidelines for Signage 1.A.i. A list of services provided by the business should be simplified and limited to no more than two minor signs. The existing vinyl door coverings do indicate some services and may be modified to incorporate additional text.

**RECOMMENDATION:**

1. Staff recommends approval with the stipulation that vender logos are removed from the sign based on findings b through d.
2. Staff does not recommend approval. Staff recommends that the list of services provided be limited to the existing vinyl coverings on the front doors based on finding e.
3. Staff does not recommend approval based on finding e.
4. Staff recommends approval as submitted. These coverings may be modified to accommodate additional text.

**COMMISSION ACTION:**

The motion was made by Commissioner Guarino and seconded by Commissioner Shafer to approve staff's recommendations.

**AYES:** Cone, Laffoon, Guarino, Zuniga, Salas, Shafer, Feldman

**NAYS:** None

**THE MOTION CARRIED.**

- Executive Session: Consultation on attorney – client matters (real estate, litigation, contracts, personnel, and security matters) as well as the above mentioned agenda items may be discussed under Chapter 551 of the Texas Government Code.
- Adjournment.

There being no further business, the meeting adjourned at 5:00 P.M.

APPROVED



Tim Cone  
Chair

